

6 Dudauman Rd, Stockinbingal, NSW, 2725



Rural For Sale

Saturday, 16 November 2024

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Type: Rural

Prime Mixed Farming and Grazing Asset with Approved Building Entitlement

LAWD in conjunction with Delta Agribusiness are pleased to present St Francis (the Property), a proven mixed farming and grazing asset situated in the renowned Cootamundra region of New South Wales. The Property is well suited to both cropping and grazing enterprises, ideal for expanding operations or a blank canvas for rural lifestyle investors looking to develop their own rural holding and build their dream home.

TOPOGRAPHY & SOIL

St Francis is mainly arable (87* per cent) and presents a productive balance of land classes rising from fertile creek flats along the Bland Creek to a gently undulating topography. Elevation rises from 301* above mean sea level (AMSL) to 322* metres AMSL on the north eastern boundary. The dominant soil type comprises Red- Brown earths.

APPROVED BUILDING ENTITLEMENT

This unique opportunity comes with a council approved building entitlement. Even though the property is below the minimum lot size of 200 ha for the erection of a dwelling, the property does have a dwelling entitlement under the provisions of Clause 4.2A(3)(b) of the Cootamundra LEP 2013.

CROPPING & IMPROVED PASTURES

The 2024 broad hectare cropping program features 20* hectares of canola, 30* hectares of Barley and 24* hectares of Wheat with the balance sown to improved perennial pastures. The Property has historically grown a range of winter crops such as wheat, barley, canola, oats and ryecorn prior to establishing long term perennial pastures. Pasture species include chicory, plantain, lucerne, arrowleaf clover and multiple sub clover varieties. A comprehensive fertiliser and lime history has been adopted enhancing the overall productivity the crops and pastures. In 2023 all pastures received 125* kilograms of single superphosphate with the cropping area receiving 100* kilograms per hectare of Urea, in 2024.

LIVESTOCK ENTERPRISE

St Francis forms part of a larger mixed farming and grazing enterprise. The current livestock enterprise encompasses a Merino ewe flock producing fine micron wool and crossbred lambs. Ewes are joined to White Suffolk rams with a split lambing being late Autumn (25%) and Spring (75%). Lambs are finished on the pastures and sold between 45-50* kilograms (liveweight).

RAINFALL & WATER

St Francis is situated in a reliable rainfall zone, with a long-term annual average of 545.6* millimetres. The Property is well watered with a town water connection (Goldenfields Water) which supplies an internal closed loop water system to numerous troughs, the seasonal Bland Creek, plus three* surface dams.

WORKING IMPROVEMENTS

- Steel sheep yards with two way draft and drenching race
- Steel cattle yards with loading ramp
- 30* tonne silo (self-emptying)

LOCATION

Bitumen road frontage, 1.5* kilometres south of Stockinbingal, 25* kilometres to Cootamundra, 100* kilometres to Wagga Wagga, 176* kilometres to Canberra and 349* kilometres to the M5/M7 intersection Sydney.

For full details and a copy of the information memorandum, please contact the below personnel.

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